

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
SPECIAL MEETING
Monday, May 19, 2008
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan,
Members absent: P. Kochenburger, B. Pociask
Alternates present: G. Lewis, L. Lombard
Alternates absent: M. Beal
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the Special Meeting to order at 7:00 p.m.

Public Hearing:

W1393 - LaGuardia - Quiet Meadow Subdivision - Dodd Road - 9 lots

Chairman Favretti opened the continued Public Hearing at 7:01 p.m. Holt disqualified herself. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, P. Plante, B. Ryan, and alternates G. Lewis, L. Lombard, who were appointed to act. Meitzler listed the following communications received and distributed to all members of the Agency: a 4/18/08 memo from K. Metzler; a 4/30/08 letter from Towne Engineering; a 4/30/08 resume from Donald Aubrey, Towne Engineering; 5/1/08 set of revised plans from Towne Engineering; 5/15/08 memo from Grant Meitzler, Wetland Agent; and a 5/19/08 memo from Open Space Preservation Committee. Favretti stated that the record of the IWA Public Hearing of May 19, 2008, will be entered into the record of the PZC Public Hearing.

Matthew Maynard, Towne Engineering's Project Engineer, discussed the revisions that were made to the plans based on comments from the Town Planner and Assistant Town Engineer/Wetlands Agent and concerns raised at the previous Public Hearing. Maynard also reviewed facts found on the Army Corp of Engineers website as they pertain to parcel C.

John Ianni, Professional Soil Scientist, Highland Soils, focused on the open space parcel C and reviewed the wildlife value of that area, noting its diversity.

Donald Aubrey, Professional Engineer, Land Surveyor, and President of Towne Engineering, clarified discrepancies in testimony at the last Public Hearing, noting that the onsite dam referred is inactive and was destroyed in the 1938 hurricane. He also noted that there is adequate parking for visitors who might use the open space area. He stated in his professional opinion that there will be no hydrological impact on Chapin's Pond from this proposal.

Lewis asked for clarification regarding what was originally proposed for the septic systems on Lots 2 & 3 and what is proposed now.

Favretti referred to Ken Feather's letter and questioned the applicant if cluster developing was considered.

Jeanne Victor, 41 Dodd Road, questioned the type of lighting proposed for this subdivision. Maynard stated that underground utilities will be utilized and there will be one street light installed by CL&P at the intersection of LaGuardia Lane and Dodd Road. He also noted that there will be no street lighting within the development. Padick added that CL&P installs low impact lighting.

Peter Friedland, 17 Chaffeville Road, asked if there are any changes proposed to Dodd Road due to the increase in traffic. Meitzler noted that the Mansfield's Department of Public Works is planning to replace the Dodd Road bridge. It will remain a one-car bridge, widened only by one foot.

Lisa Kruger, 568 Storrs Road, questioned if there are any plans to control traffic on Route 195 at Dodd Road and Chaffeville Road. Padick noted that D.O.T. has plans to improve site lines at Storrs Road and Chaffeville Road.

Favretti noted no further questions or comments from the public or the Agency, Hall MOVED, Plante seconded, to close the public hearing at 7:34 p.m. MOTION PASSED UNANIMOUSLY, with Holt disqualified.

Adjournment:

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary